



CITY OF SOUTH FULTON
PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 19, 2019 at 6:30 P.M.

Present: Chair Harold Reid, Vice Chair Alvin Reynolds, Rodney Hadley, Shatekwa Floyd, Pamela Harvey, Janai Walters

Absent: Jeannine Brown, Winston Cook

Meeting Called to Order: Chair Harold Reid calls the meeting to order at 6:30pm. Following the roll call by Richard Hathcock.

1. NEW BUSINESS

a. **U18-005 6375 East Stubbs Road**

Planner II Dana Gray explains the location and the surrounding area. He further explains the applicant has been in business for several years and would like to increase their service for 2 more children. Their request is for a group home for 5-8 children. He concludes that the proposal does not involve new construction.

Planning Commissioner Pamela Harvey makes a motion to open public comment and **Planning Commissioner Alvin Reynolds** seconds. **The vote passes unanimously to open public comment.**

The applicant Mrs. Berry states that to be a residential child care license in Georgia they have to be zoned for 6 or more children and currently have 4. She states they been in business since 2016. She further states the they have not had any police calls this year. The staff that they have is 2 per child. She states that they have horses on site for equine therapy and fishing in their pond which is included in the 16 acres that is combined with another property.

Planning Commissioner Rodney Hadley ask if the pond is included in that 16 acres.

The applicant Ms. Berry answers yes

Planning Commissioner Rodney Hadley ask how it is affiliated with the applicant.

Mr. Berry states that they are leasing to own and are in the process of purchasing both properties. He further states that the state came out to inspect the septic and they had to add a larger septic for the increase of children.

Planning Commissioner Rodney Hadley asks what the increase in the septic tank was.

Mr. Berry states that they are 1,500 capacity.

Planning Commissioner Rodney Hadley asks if the had to add to the septic tank.

Mr. Berry states that they to purchase a larger septic tank.

Planning Commissioner Pamela Harvey asks what the age of the children are.

Mr. Berry answers that their oldest child can be 18 years of age, but the oldest they have had is 16 years old.

Planning Commissioner Pamela Harvey asks if all of the children are males.

Mr. Berry states answers yes.

Planning Commissioner Rodney Hadley asks if they were allowed to operate without a state license until now.

Mr. Berry states answers yes. He further states that the state no longer has group homes it is now residential behavior treatment facility.

Planning Commissioner Pamela Harvey asks if they have live in teachers.

Mr. Berry states answers no.

Mrs. Berry states that they have teachers and tutors that come in.

Planning Commissioner Pamela Harvey asks who watches the children at night.

Mr. Berry states that they have 3 different shifts; 7-3, 3-11 and 11-7.

Planning Commissioner Pamela Harvey asks how many times the city services have been out to their facility.

Mr. Berry answers none.

Planning Commissioner Alvin Reynolds makes a motion to open public comment and **Planning Commissioner Pamela Harvey** seconds. **The vote passes unanimously to open public comment.**

Chair Harold Reid asks if there is anyone who like to speak for this project.

None answered.

Chair Harold Reid asks if there is anyone who like to speak against this project.

Sonya Winborne states that she lives next to their home. She states that they posted a sign for parties over the weekend when they first moved. She explains that they had cut a fence and ran a trail for their horses onto her property. She further stated that she is concerned that they had disregard her property.

James Winborne states that he lives next door to this property and they never came by and knocked on the door to tell them what they were doing there.

Corliss Nixon states that that community is a very elderly community and she is probably the youngest in that area. She also states that groups of children need to be active. She states that what happens when the children need to be transported because there is no public transportation, they could be hanging around.

Rosa West states that she lives right across the street from the applicant and it is peaceful. She explains how they haven't come over to tell them what they are doing as a business. She would also like to know the ages of the children.

Emma Crowder states that she wonders if they will be able to supervise the increase of the children. She would like more information because all they have received is a card in the mail.

Planning Commissioner Pamela Harvey makes a motion to close public comment and **Planning Commissioner Jani Walters** seconds. **The vote passes unanimously to close public comment.**

Planning Commissioner Pamela Harvey asks why they took a tractor across another person's property.

Mr. Berry states that they did not know the neighbor at the time, however he did ask the ladies son and he said yes. At that time, they cleared some of the area and went from end of the property to the other. The ladies husband told them that they were on his property, so after that they put up a fence.

Christa Freeman states to the board that all questions should be directed to the applicant only and should only relate to the case.

Planning Commissioner Pamela Harvey asks when they will close on the property.

Mr. Berry states by next month.

Planning Commissioner Pamela Harvey asks about psychological test for the students and the requirements.

Mr. Berry states that they are not just given the kids. They interview the kids which is their screen process. They have so many activities to keep them busy you wouldn't even see them.

Mr. Berry states that they get a psychological report form the state about each child which allows them to find the best fit for their home.

Mr. Berry states that he lives 10 minutes from the facility, so he is there at least two times a day.

Mr. Berry states that's the difference between a group home and foster care; group home you have staff and foster home you have live in care.

Planning Commissioner Pamela Harvey states that she is going for a report for city services.

Planning Commissioner Alvin Reynolds asks the age of the children.

Mr. Berry states that it ranges from 12 to 18 and their oldest so far has been 16. They don't go to school in the area they provide transportation for them all the time to everywhere they go.

Planning Commissioner Alvin Reynolds asks if they had the opportunity to read the Clifftondale Overlay.

Mr. Berry answers no.

Planning Commissioner Alvin Reynolds states that they look over that. He further asks for information on the septic tank.

Mr. Berry states they have a new upgraded 1,500-gallon septic because they state requires it.

Planning Commissioner Alvin Reynolds asks if the fire department come out inspect.

Mr. Berry answers yes.

Planning Commissioner Rodney Hadley ask the applicant to describe the layout of the house because they have two houses on the property.

Mr. Berry answers only one will be used and the other house is older and will not be used.

Planning Commissioner Rodney Hadley asks how many bedrooms and bathrooms.

Mr. Berry answers four bedrooms and three bathrooms

Planning Commissioner Rodney Hadley asks if they will use the other house.

Mr. Berry answers no.

Planning Commissioner Rodney Hadley states that it seems like it could pose a problem being empty.

Mr. Berry states that it is locked up.

Planning Commissioner Pamela Harvey asks who maintains the horses and where are they kept.

Mr. Berry states that he does, and they have stables.

Planning Commissioner Pamela Harvey asks if they have stables and are the horse branded.

Mr. Berry answers yes, they are. He further states that they use them in their treatment of the kids as well.

Planning Commissioner Pamela Harvey asks who provides the feed for the horses.

Mr. Berry states that they provide the feed.

Planning Commissioner Janai Walters asks are there plans for fencing.

Mr. Berry states that they have fencing now

Planning Commissioner Janai Walters asks if the fencing goes around the house.

Mr. Berry answers that it is a barrier that keeps them from going directly to the lake.

Planning Commissioner Janai Walters asks what kind of lighting you have.

Mr. Berry answers that the property is lit up all the way around.

Planning Commissioner Alvin Reynolds asks if they have owned and operated a business like this.

Mr. Berry answers no.

Planning Commissioner Shatekwa Floyd asks what type of activities do for the have for the children.

Mr. Berry answers that they have the horses and they fish, basketball, football and they take off site trips as well.

Mrs. Berry states that they try to keep the children around the same age which would be 13-16.

Planning Commissioner Alvin Reynolds asks how many people are on your third shift.

Mr. Berry answers two at all times. He further states that the facility is locked at night.

Planning Commissioner Alvin Reynolds asks staff if there was a meeting held for the community.

Planner II Dana Gray answers that they held their own public participation meeting which only person came out from the 1/4 miles lists of names addresses that they provide to them.

Planning Commissioner Pamela Harvey makes a motion to defer the decision until she gets a report on how many times the facility used city services which includes police and ambulance etc. and **Planning Commissioner Janai Walters seconds. The vote passes 4 yes and 1 nay.**

Christa Freeman asks the chair to provide clarity on the motion.

Chair Harold Reid provides the clarity by stating that the applicant should provide the city services that were used over the last 12 months which includes police, fire or emergency services.

b. Z18-010 8140 & 8160 Williams Road

Planner II Richard Hathcock explains the case showing slides. He further explains that the sites are split zoning with AG-1 & M-2 to M-2 for truck trailer and shipping container parking. He shows the single-family homes existing on the sites. He concludes that staff recommends approval with conditions.

Applicant Bill Myers states that the use of the property and the area which is generally M-2 zoning and he thinks it is appropriate for the site. He explains that at the start of the project he told staff that this was an extension of the site across the street from JB Hunt. It is an extension of 8105 which is existing. He further states that they met with staff in September and stated that Williams Road will not be a condition of the project because of the function of the project. He states that they relied on that information, so they moved forward with the purchase of the sites. He asks the commission to approve without the conditions.

Harold Bomar states he is the owner of the site and ready to get out of that area because everything around him is M-2, with a lot of containers.

Planning Commissioner Rodney Hadley makes a motion to close public comment and **Planning Commissioner Pamela Harvey seconds. The vote passes unanimously to close public comment.**

Planning Commissioner Alvin Reynolds asks the applicant how many homes are in that area.

Applicant Bill Myers answers one to the south and to the east.

Harold Bomar states there is one residence down Juliette rd.

Planning Commissioner Alvin Reynolds asks if they just want to use it for temporary trailers and asks if he could explain temporary.

Applicant Bill Myers states that at the shop on 8105; that they come in and process through and the new yard will be for storage and inventory.

Planning Commissioner Alvin Reynolds asks there are chemical or is there dumping.

Applicant Bill Myers answers no.

Planning Commissioner Alvin Reynolds asks what is the size of the container and how many,

Applicant Bill Myers answers that they are up to 55 feet and they are providing 200 parking spaces.

Planning Commissioner Janai Waltrers asks if the containers are empty.

Applicant Bill Myers answers yes.

Chair Harold Reid ask what their objection is to paving Williams Road.

Applicant Bill Myers states that it a business consideration due to the expense. He further states that Williams Rd. has never been considered the access for the project only to the extent it connects the two properties.

Chair Harold Reid ask what if there is an emergency situation and they not have access from 8105.

Applicant Bill Myers answers that the facility is completely accessible to through the 8105.

Planning Commissioner Janai Walters asks staff if there was new consideration from the time the applicant was in review and conversation with staff that could have led to a potential change that involves this consideration.

Planner II Richard Hathcock states that was a possibility, but he was not aware of the conversation. He further states that he would have to speak with the city engineer before he could consider any changes.

Chair Harold Reid states he would be reluctant to go against staff recommendation without the background information the city engineer


Planning Commissioner Rodney Hadley makes a motion to approve with staff recommendations **Planning Commissioner Shatekwa Floyd** seconds. **The vote passes unanimously.**

2. APPROVAL OF MINUTES FROM JANUARY 15, 2019 MEETING

Planning Commissioner Pamela Harvey makes a motion to approve the minutes as written and **Planning Commissioner Alvin Reynolds** seconds. **The vote passes unanimously.**

ADJOURNMENT

Planning Commissioner Pamela Harvey makes a motion to adjourn and **Planning Commissioner Rodney Hadley** seconds. **The vote passes unanimously to adjourn.**


Harold Reed
Chair, Planning Commission


Shayla Reed
Interim Director, Community Development Services

